

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--JULY 10, 2014, 6:00 P.M.

County Commissioners Board Room, 412 W. Orange St., Courthouse Annex, Rm. 102 , Wauchula, Florida

## ::: A G E N D A :::

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### Planning and Zoning Board

Ralph Arce, Vice Chairman  
Don Chancey  
Roger Conley, Chairman  
Gordon Norris  
Drew Schock  
Nick Timmerman  
Jo'Ann' Wilson

### Staff

Kevin Denny, AICP, Planning/Development Director  
Joshua Cheney, AICP, Planner III  
'BJ' Haney, Planning/Development Dept.

#### CHAIRMAN

Call July 10, 2014 Regular Meeting/Public Hearing to order  
**Please turn off all cell phones and pagers  
or set the unit to silent announcement**

#### CHAIRMAN

Pledge of Allegiance to the American flag; Call for prayer

#### HANEY

Pursuant to the provisions of the Hardee County Unified Land Development Code be advised that

- Courtesy Notices announcing the Public Hearing were mailed to adjoining property owners within a 300-ft radius of the subject parcels;
- The public notice for the public hearing was advertised in **The Herald-Advocate** on 06/19/14 (Affidavit of Publication is on file)

#### NOTARY PUBLIC

Administration of oath to those who wish to offer testimony

#### CHAIRMAN

Explain Planning and Zoning Board's General Rules of Procedure (Page Three)

#### CHAIRMAN

Approval--Minutes of 06/05/14 Regular Meeting/Public Hearing as printed and mailed

#### HANEY

. . . has any Planning and Zoning Board member received any oral or written communication(s) regarding the land use item to be discussed? If so, please disclose substance of the communication and identify the person making communication.

### **MODIFICATION TO AN APPROVED WITH CONDITIONS SITE DEVELOPMENT PLAN**

Agenda No. 14-14

#### CHAIRMAN

Center for Orangutan and Chimpanzee Conservation, Inc. by and through the Authorized Representative requests a Modification to an Approved with Conditions Site Development Plan on 60.00+/-acres zoned A-1 in the Agriculture Future Land Use District.

Parcels are situated on or about Van Simmons and Maude Rds.,  
Hardee County  
25 33 26 0000 02520 0000  
25 33 26 0000 00620 0000  
25 33 26 0000 00630 0000  
26 33 26 0000 09020 0000  
25 33 26 0000 01810 0000  
25 33 26 0000 01830 0000

#### CHAIRMAN

The purpose of this Public Hearing is to hear the request, receive public input and offer a recommendation to the Board of County Commissioners

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**PLANNING/  
DEVELOPMENT  
DIRECTOR CHENEY**

Presentation of Agenda No. 14-14

**P/D STAFF RECOM.**

Staff recommends the Board approve the request for a Modification to an Approved-With-Conditions site Development Plan as presented; enter Staff Report and staff testimony into the record

**CHAIRMAN**

Questions/Comments from the Board

**CHAIRMAN**

Questions/Comments from the General Citizenry

**Please come to the microphone and state your name and MAILING ADDRESS for the record**

**CHAIRMAN**

Request a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the request for a Modification to an Approved-With-Conditions Site Development Plan as presented based on the Staff Report, Staff's recommendation for approval, recommended conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for a Modification to an Approved-With-Conditions Site Development Plan as presented based on \_\_\_\_\_.

### **LARGE-SCALE AMENDMENT TO HARDEE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP--MINING OVERLAY MAP--ORDINANCE NO. 2014-15**

Agenda No. 14-13

**CHAIRMAN**

Mosaic Fertilizer LLC by and through the Authorized Representative requests a recommendation of approval of a Large-Scale Amendment to the Hardee County Comprehensive Plan Future Land Use Map--Mining Overlay Map to add 263.79+/-A-1-zoned acres in the Agriculture Future Land Use District to the Mining Overlay Map as **ORDINANCE NO. 2014-15**

Parcels situated on or about E of Airport Rd., N of Sumner Rd., S of CR664B AND E of Boyd Cowart Rd., N of Platt Rd.

**CHAIRMAN**

The purpose of this Public Hearing is to hear the request, receive public input and offer a recommendation to the Board of County Commissioners

**PLANNING/  
DEVELOPMENT  
DIRECTOR DENNY**

Presentation of Agenda No. 14-13

**P/D STAFF RECOM.**

Staff recommends the Board recommend approval to the Board of County Commissioners for the Amendment to the Hardee County "Comp' Plan Future Land Use Map as requested; enter Staff Report and staff testimony into the record

**CHAIRMAN**

Questions/Comments from the Board

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- CHAIRMAN** Questions/Comments from the General Citizenry  
**Please come to the microphone and state your name and MAILING ADDRESS for the record**
- CHAIRMAN** Request a MOTION of recommendation to the BoCC

### Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the requested Large-Scale Amendment to the Hardee County Comprehensive Plan Future Land Use Map--Mining Overlay Map to add 263.79+/-A-1-zoned acres in the Agriculture Future Land Use District to the Mining Overlay Map as **ORDINANCE NO. 2014-15** based on the Staff Report, Staff's recommendation for approval, data and analysis, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** to the Board of County Commissioners of the Large-Scale Amendment to the Hardee County Comprehensive Plan Future Land Use Map--Mining Overlay Map to add 263.79+/-A-1-zoned-acres in the Agriculture Future Land Use District to the Mining Overlay Map as **ORDINANCE NO. 2014-15** based on \_\_\_\_\_.

**BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 17, 2014, 6:05 P.M. or as soon thereafter.**

**BoCC to hold SECOND READING public hearing upon approval of the Ordinance by State of Florida, Department of Economic Opportunity (DEO)**

### **OTHER BUSINESS**

Discussion regarding applications for Zoning Actions not coming before the P/Z Board and construction permits issued. At its 04/03/14 public hearing Board directed to put on 05/01/14 agenda and if the time gets late will move the item to June, 2014 for discussion. The item was not discussed at the Board's 06/05/14 public hearing.

**Next REGULAR P/Z MEETING/PUBLIC HEARING**  
**Thursday, August 07, 2014, 6:00 P.M.**

### **PLANNING/ZONING BOARD GENERAL RULES OF PROCEDURE**

Ladies and Gentlemen,

This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision the Board shall rely solely upon that testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.

You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask questions of any witness.

Any persons who wish to testify shall be administered an oath to swear or affirm to tell the truth. At this time, if there is anyone who wishes to speak before the Board, please rise for the administration of Oath and raise your right hand.